046.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,046,900 / 1,046,900
					USE VALUE:	1,046,900 / 1,046,900
					ASSESSED:	1,046,900 / 1,046,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		LEWIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AHERN MICHAEL T/ETAL
Owner 2:	CALLANAN CHRISTINE
Owner 3:	
Street 1:	52 LEWIS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,568 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1930, having primarily Wood Shingle Exterior and 2240 Square Feet, with 3 Units, 3 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	7568.000	519,600	9,700	517,600	1,046,900
Total Card	0.174	519,600	9,700	517,600	1,046,900
Total Parcel	0.174	519,600	9,700	517,600	1,046,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.37 | /Parcel: 467.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 046.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	519,700	9700	7,568.	517,600	1,047,000	1,047,000	Year End Roll	12/18/2019
2019	105	FV	407,800	500	7,568.	550,000	958,300	958,300	Year End Roll	1/3/2019
2018	105	FV	407,800	500	7,568.	401,200	809,500	809,500	Year End Roll	12/20/2017
2017	105	FV	385,300	500	7,568.	349,400	735,200	735,200	Year End Roll	1/3/2017
2016	105	FV	385,300	500	7,568.	297,600	683,400	683,400	Year End	1/4/2016
2015	105	FV	329,200	500	7,568.	291,200	620,900	620,900	Year End Roll	12/11/2014
2014	105	FV	329,200	500	7,568.	239,400	569,100	569,100	Year End Roll	12/16/2013
2013	105	FV	340,400	500	7,568.	227,800	568,700	568,700		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3896

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHANHAN KATHLEE	25490-449		7/17/1995		175,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2016	274	Det. Gar	20,000					build 2 car garage
10/19/2002	892	Addition	17,000	C				
10/28/1998	747	Redo Kit	20,000	C				REMODEL KIT/BATHS
7/21/1997	418	Manual	1,500	C				REPAIR PORCHES
7/12/1996	324	Manual	2,000	C				REPAIR ADD WDK 8X1
6/6/1995	309		25,000	C				4FAM TO 3 FAMILY

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	Inspected	PH	Patrick H
11/28/2018	MEAS&NOTICE	CC	Chris C
1/23/2009	Meas/Inspect	336	PATRIOT
4/19/2000	Inspected	276	PATRIOT
3/7/2000	Measured	263	PATRIOT
8/20/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		7568		Sq. Ft.	Site		0	80.	0.85	1									517,633						517,600	

Total AC/HA: 0.17374 | Total SF/SM: 7568 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 517,633 | Spl Credit | Total: 517,600

PRINT

Date	Time
12/10/20	19:01:43

LAST REV

Date	Time
04/25/19	16:22:07

apro

User Acct / GIS Ref / GIS Ref / Insp Date

32547

12/07/18

!3896!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	32547
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.11874998
Const Adj.:	0.97990203
Adj $ / SQ:	175.402
Other Features:	181393
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	638325
Depreciation:	118728
Depreciated Total:	519597

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	3	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	
2	3	1	
Totals			
3	10	3	

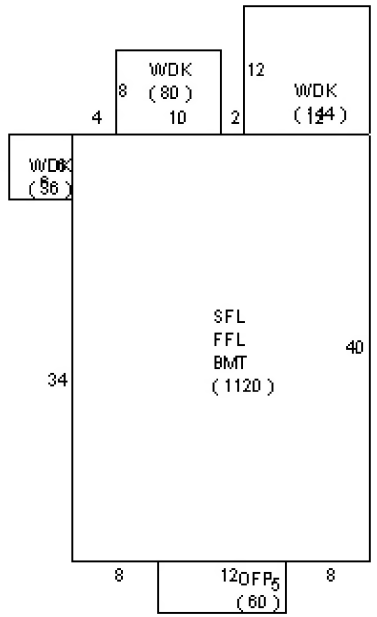
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.40
Special Features:	0	Val/Su Net:	141.20
Final Total:	519600	Val/Su SzAd	231.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,120	52.620	58,935
FFL	First Floor	1,120	175.400	196,451
SFL	Second Floor	1,120	175.400	196,451
WDK	Deck	260	9.650	2,509
OFP	Open Porch	60	43.120	2,587
	Net Sketched Area:	3,680	Total:	456,933
Size Ad	2240	Gross Are	3680	FinArea 2240

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 046.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X14	A	AV	1975	4.48	T	35.2	105			500			500
3	Garage	D	Y	1	20X28	A	AV	1999	19.46	T	16	105			9,200			9,200

More:	N	Total Yard Items:	9,700	Total Special Featues:		Total:	9,700

IMAGE

AssessPro Patriot Properties, Inc